

**Town of Maynard
COMMUNITY PRESERVATION COMMITTEE
MEETING**

Wednesday, September 28, 2011– Annual Open Hearing – Fowler School

Vice Chair Rick Lefferts called the open hearing to order at 7:02 pm.

Members present: Rick Lefferts, vice Chair; Bob Moore; Greg Price; Bob Horn; Dave Griffin; Mike Chambers; Dave Hull

Members absent: Jane Aubrey Neuhauser, Doug, Moore, Chair

Rick Lefferts provided introductory comments to commence the open hearing. Points of discussion:

- Purchase of Maynard Country Club
- Other ideas the public may have for the CPC

Bob Nadeau, Board of Selectman, provided an overview of the project – how it started, the process so far and how it will look going forward.

- History of communication between MCC and BOS
- Towns has first right of refusal for purchase of property under state law
- MCC committed to keeping land open space/undeveloped
- Appraisal done determining a \$4M value
- BOS determined it could offer \$2M using CPC funds
- CPC recommended approval of application in early September 7, 2011
- Warrant article on Special Town Meeting 10/26/2011
- If town approves purchase, BOS will appoint a representative committee to plan the usage for the land
- MCC has been identified in a number of town documents over the past two decades as a high priority property for open space/recreation
- Reviewed potential alternative outcomes if town does not buy the land
- Discussed potential benefits if we do and maintain the land as open space/recreation

Questions from Public

Joy Wall, Wood Lane – Can CPA funds be used to maintain property? Also, can CPA funds be used to improve property? (Bob Nadeau responded)

Karen Brines – Are we limited to certain activities if the land is purchased with CPA funds? (Rick Lefferts responded)

Chris Johnson, Vose Hill – What is in the CPC funds? (Mike Sullivan responded)

Lois Tetraut, Crane Ave – Commented on how positive an opportunity this is. How do we make this happen? (Bob Nadeau responded)

Felicia Reynolds – Comment: when you speak to neighbors, let them know this is not being paid out

of taxes; also not about preserving a golf course.

Susan Crane, Sudbury Valley Trustees – Comment: Excited about project. Reiterated the financial benefit of open space. Offered assistance in getting this passed. Does the warrant article allow for use of the land for open space? (Bob Nadeau responded)

Bob Nadeau read aloud the warrant article for the 10/26

Jack McKeen – Is there a binding agreement between MMC and town for the purchase of the land?
Mike Sullivan responded – yes, have signed P&S)

Bill Cranshaw – Can any of the land be sold off after purchase? (Mike Sullivan responded – yes, if approved and funds are returned to CPC)

Sue ? – How much of the land is in Acton? About 3 acres

Steve Benetaski – Great Rd – we can buy the land in Acton and maintain it indefinitely?

Bob Hill? – Will we owe taxes on the land in Acton? Yes at reduced rate
Can you be more specific about revenue the land will create? Depends on usage to be determined

Bill Cranshaw – What's the # of housing units that could be put on that land under 40B? Put 350 on 22 acre lot in Concord

Mick Read – George Rd – the article doesn't stipulate how the land use is distributed across open space, recreation, affordable housing. Also, can you repurpose the existing buildings on the property?

Daniel Stewart – How does the town determine whether we'd need to or want to use part of this land for affordable housing? (Mike Sullivan responded – clustering affordable housing in one area is not constructive)

Missed name – Can we build a playground there? (Mike Sullivan responded)

Mary Cranshaw, King St. – Comment: urge everyone to support this

Felicia Reynolds – What is the process for approving usage recommendations from the appointed committee (Mike Sullivan responded – town meeting would approve)

Mike Rola – Can we get other funds for this project? (Mike Sullivan responded – article is written to accommodate potential grants)

Sudbury Valley Trustees – Comment: when the opportunity arises, important to act quickly. I commend the town on their process here. Law requires a deed restriction be placed on the property if CPA funds are used for open space purchase.

Mr. Johnson, King St – how soon after purchase would land use study be done?

Kevin Feeley, Glendale St – Does recreation fall under conservation or is it separate? If funds from SVT are used, would that restrict the use of land for recreation?

Ellen Drago – Comment: Need to save that open space

The Open Hearing was adjourned at 8:15 pm.

Respectfully submitted,

Bob Moore

NEXT MEETING DATES:

Wednesday, Oct. 12, 2011 7:00pm Rm. 101 Town Hall.

Wednesday, Nov. 9, 2011 7:00pm Rm. 101 Town Hall.

(Meeting on Wednesday, Oct. 26, 2011 is cancelled due to Special Town Meeting that night).